

STATE OF ALABAMA

COUNTY OF _____

MOBILE HOME PARK LEASE AGREEMENT

This Lease Agreement is executed between _____ and _____, doing business _____, as Lessor, and _____, as Lessee. Lessor and Lessee hereby agree as follows:

1. Lessor hereby leases a lot in _____ to Lessee, for the purpose of the Lessee placing a mobile home on the lot, which is located in _____, _____ County, Alabama.

2. The original term of this Lease shall be for one (1) year from the date signed, and shall be automatically renewed for successive one-year terms unless notice is given by either party at least thirty (30) days prior to the expiration of the Lease, or any extension thereof.

3. Lessee shall pay rental for the leased premises in the amount of \$_____ per month to the Lessor. The rent for each month shall be payable by the 10th day of each month. For example, rent for the month of January is due to be paid by January 10. Lessor may accept a late payment, but is not obligated to do so, and may terminate the Lease if any payment is not made on time. Acceptance of late payment does not waive the Lessor's right to terminate the Lease for future late payments.

4. The Lessee makes the following promises, and agrees that a violation of any of these promises shall be grounds for the Lessor to terminate this Lease:
 - A. Lessee agrees to use the mobile home and premises for residential purposes only, and not for any commercial purpose.

 - B. Lessee agrees to observe all laws and ordinances with respect to the use of such property.

- C. Lessee agrees to furnish and maintain at his or her own expense, all utility services, including electricity, water, gas, telephone, and cable television. Lessee will pay to have meters installed, and will pay any required deposits or installation charges for utilities. Any non-payment of utility bills or other activities which result in electricity or water service being disconnected to the mobile home shall constitute grounds for the termination of this Lease. Lessee will not be allowed to maintain a mobile home on the premises without water service and electrical service.
 - D. Lessee promises that the Lessee and the guests and visitors of the Lessee shall not engage in any behavior which creates unreasonable noise, and that they will not use or be in possession of illegal drugs on the premises. Any violation of this provision by the Lessee or any guests or visitors of the Lessee will be cause for termination of this Lease.
 - E. Lessee agrees to keep the lot and the exterior of the mobile home in a clean and sanitary condition, and will not allow junk, debris, or trash to accumulate on the property. Lessee agrees to pay any expenses of cleaning up the premises if Lessor is required to have clean-up work done.
5. If the Lessor terminates this Lease, then Lessor will notify Lessee, in writing, of the date of termination, and the reasons for terminating the Lease. This written notice shall either be handed to the Lessee, sent by regular mail to the Lessee, left at the premises, or handed to an occupant of the mobile home. Lessee agrees that any of these methods of notification are sufficient. Lessee shall have thirty (30) days from the date of termination to remove the mobile home from the premises, and to pay all rent and other charges which are owed. If Lessee fails to vacate the premises within thirty (30) days, Lessor may initiate legal proceedings for eviction. If legal proceedings are instituted, then Lessee agrees to pay legal fees in the amount of \$500.00, plus court costs, plus towing and storage charges for moving the mobile home from the premises, and such other charges and expenses incurred by the Lessor in connection with eviction proceedings.

This Lease Agreement is executed on the following date: _____

LESSOR:

By:.....

LESSEE